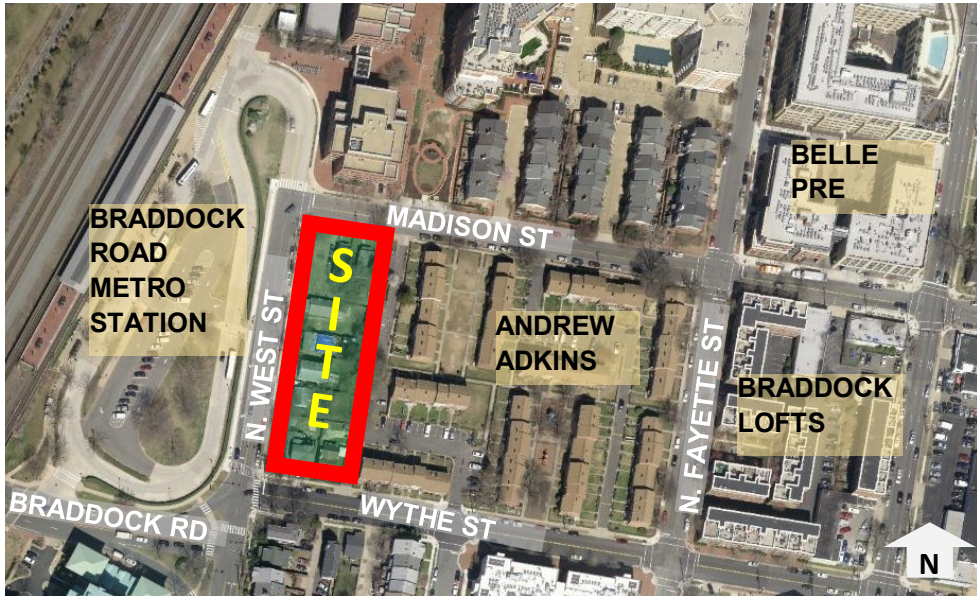


City of Alexandria Development Fact Sheet

Braddock West — CDSP2020-0007

Site Location



Project Description

The City has received an application for a mixed-use development directly to the east of the Braddock Road Metrorail Station.

- ♦ The applicant plans to construct approximately 174 multifamily residential units in a seven-story building with ground floor commercial and one level of underground parking.
- ♦ The ground floor will contain commercial units, “retail-ready” spaces that are residential units that can be converted to commercial use and an approximately 2,000 square foot pedestrian plaza at the corner of Wythe and N. West streets.
- ♦ The applicant is requesting a rezoning and a density bonus for the provision of affordable housing units, which will be provided on-site.

Project Data

Applicant	CRC Companies LLC
Site Address	727 N. West Street
Lot Area	0.95 acres (41,398 square feet)
Current Zone	RB and RC (Townhouse residential)
Proposed Zone	OCH (Office commercial high)
Proposed Use	Multifamily residential and ground-floor commercial
Small Area Plan	Braddock Metro Neighborhood Plan



Requested Special Use Permits & Modifications

- ♦ Master Plan Amendments to the Braddock Road Metro Station Small Area Plan (and related plans) to document changes in zoning, land use, FAR and height
- ♦ Rezoning from RB to OCH
- ♦ DSUP (Development Special Use Permit) for a building with multifamily dwellings and ground-floor commercial space
- ♦ SUP for development up to 3.0 FAR in the OCH zone
- ♦ SUP for bonus density for affordable housing (Section 7-700)
- ♦ SUP for parking reduction
- ♦ SUP to allow for restaurant, retail and personal service uses on the ground floor in the OCH zone
- ♦ Modifications to crown coverage requirement, street tree spacing requirement in the Landscape Guidelines and the zone transition line setback
- ♦ Vacation of two public alleys

Project Timeline

- July 29, 2020:** Virtual community meeting hosted by applicant.
- August/September 2020:** Presentation to Braddock Implementation Advisory Group (BIAG)
- November/December 2020:** Planning Commission and City Council hearings (projected).

For more information about this application or to tell us what you think:



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